

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

May 1, 2006

PRESENT: Tom Cowan, Chairman
Terry Janicz
John Olaf
Rick Meahl
Andy Kelkenberg
Christine Falkowski, Recording Clerk

ABSENT: Don Hoefler
John Potera

SEQR Process presentation to all Boards by Drew Reilly 7:00 – 8:00PM

The Planning Board meeting was called to order by Tom Cowan at 8:00PM.

Minutes Review

Terry motioned to approve the minutes of April 17, 2006 as amended, seconded by Andy:

Tom Cowan	-Aye
Terry Janicz	-Aye
John Olaf	-Aye
Rick Meahl	-Aye
Andy Kelkenberg	-Aye

Billo Quarry Subdivision

A meeting was held on April 27, 2006 with Tom Cowan, Christine Falkowski, Rebecca Baker, Rob Klavoon, Jack Willert, Jeff Palumbo and JJ McIntosh. It has been determined that there is no need for action regarding mining permits, reclamation or coordinated review. Although the DEC warned that the water table is very high in this area and may cause wet basements (buyer beware!). Rob stated that there is a possibility this area may not perc for septic. He cautioned the developer to investigate. This area is solid bedrock with no fissures like the escarpment. Their only purpose in dissecting the pond at the east end was to split off a 16-acre piece. Instead, they will jog the property line around the pond so that it remains wholly within the remaining 47+ acre piece. They are trying to sell this 47-acre piece to one owner, although Jack has right of first refusal. A public hearing will be scheduled for May 15th if on May 5th we receive (1) drainage proposal for homes plotted on each lot with drainage calculations (2) revised site plan showing lot line jogged around the pond and (3) \$1,425 fee.

3-Lot Subdivision Stage Road – Ivy Ridge Properties

Planning Board held a public hearing and approved this application on April 17th contingent upon compliance with Wendel's memo dated April 13, 2006 and payment of fee. Pat Bittar called on April 24th to say they need to do some additional field work. Apparently, the wetland flagging done in 1996 is only valid for eight years---expired in 2004.

3-Lot Subdivision Swift Mills Road – Palmer Estate

The applicant was given Wendel's March 17th review memo at the March 20th meeting. The Planning Board held a public hearing on April 3rd. Needed are (1) responses to Wendel memo including wetland delineation and ditch along north line (2) revised plan and (3) payment of fee.

Faith Fellowship Church

On agenda May 15th for a site plan pre-application conference

3-Lot Subdivision – Maple Road – Matt Karcher

Public hearing will be scheduled for May 15th if application is made by May 5th.

Open Development

New York State Town Law section S-280A was distributed which relates to road access for flaglots or open development. Jack Willert lives in the Winding Lane "open development" in Clarence and promised to meet with Tom to share his homeowner's association agreement that he designed.

Rick made a motion to adjourn the meeting at 8:45PM, seconded by Terry and all approved.

Respectfully submitted,

Christine Falkowski
Recording Clerk